



Jonathan Rose Companies LLC

Mission Based Planning
Development and
Stewardship

Jonathan Rose Companies LLC

Mission:
To repair the fabric of communities



Jonathan Rose Companies LLC



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Density matters

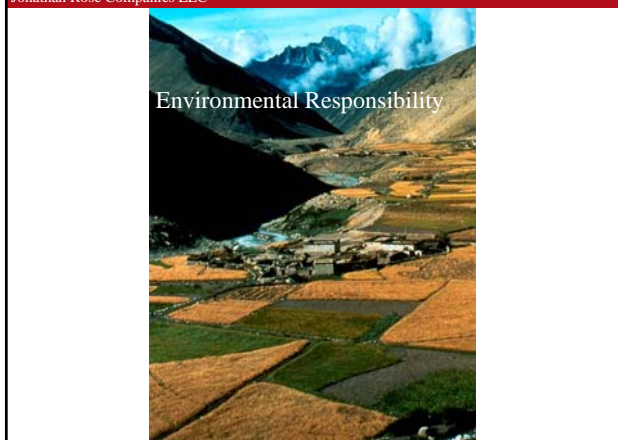
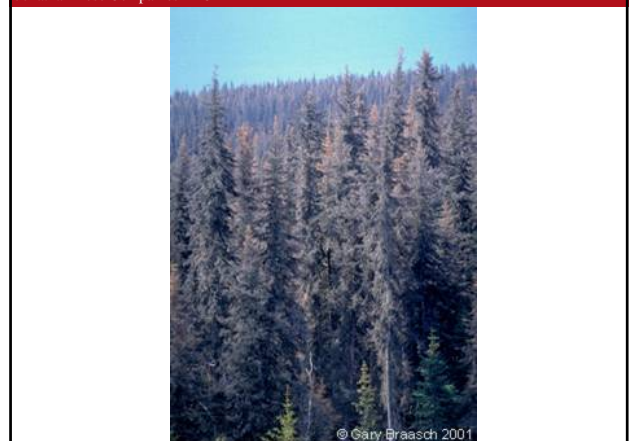
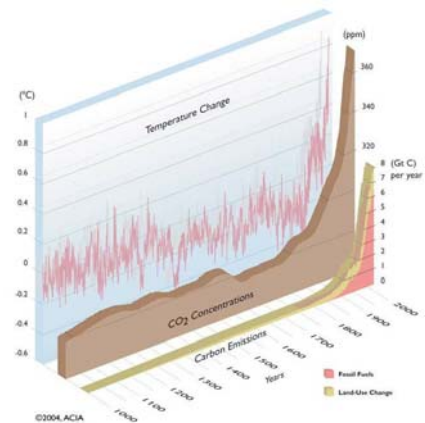


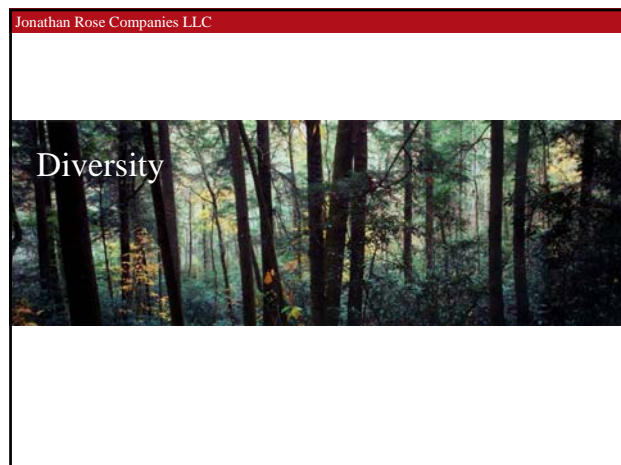
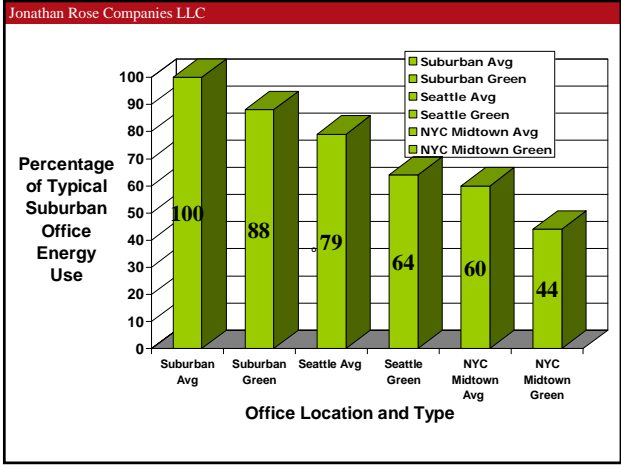
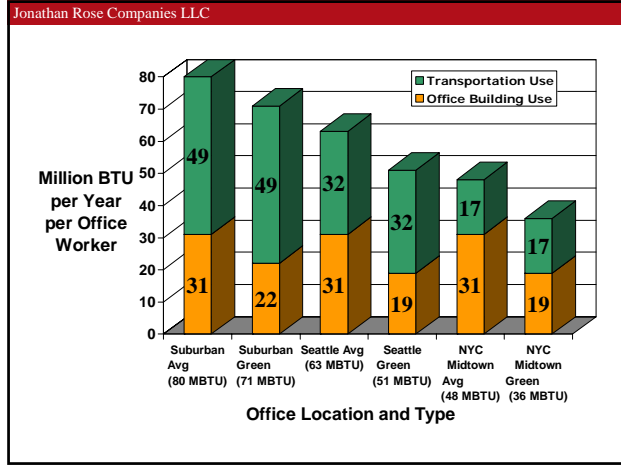
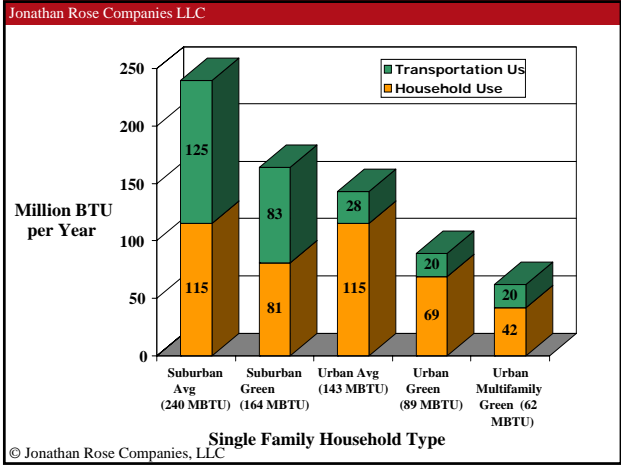
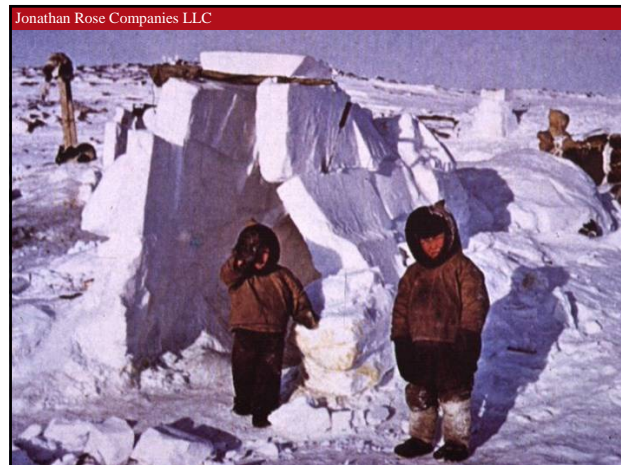
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Principles:

Environmental Responsibility
Diversity
Livelihood
Interdependence
Impermanence





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Jonathan Rose Companies LLC Historic Preservation, Financial Complexity
Denver Dry Goods Building



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Second Street Studio



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Greyston Bakery



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Impermanence



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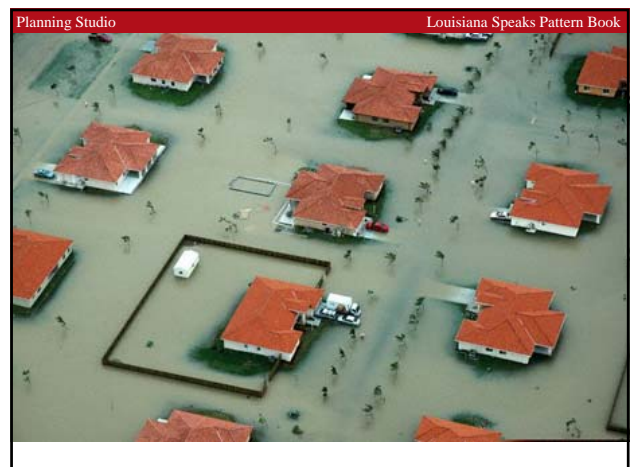
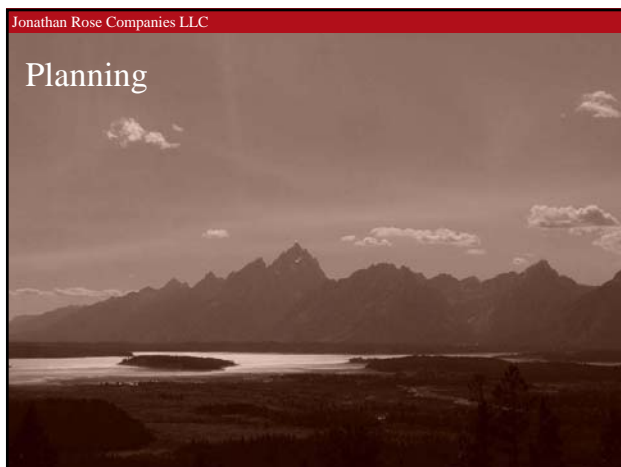
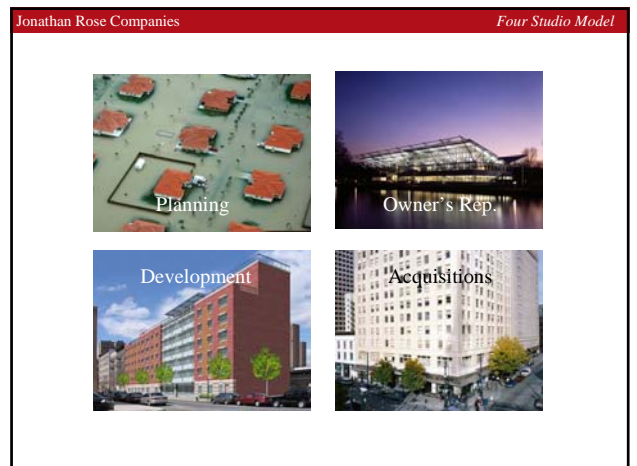
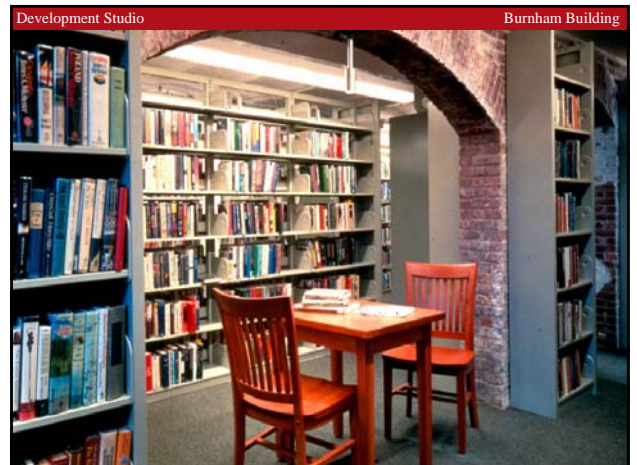
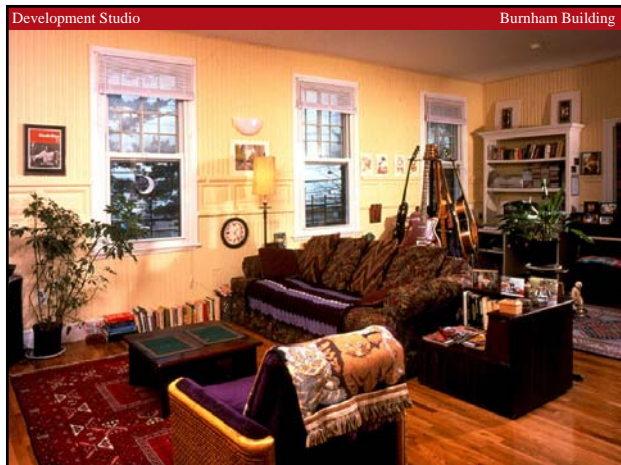
Interdependence



Development Studio

Burnham Building





Owner's Representative Studio Winrock International



Owner's Representative Studio Winrock International



Owner's Representative Studio The Cooper Union New Academic Building



Owner's Representative Studio The Cooper Union New Academic Building



Owner's Representative Studio The Cooper Union New Academic Building



Owner's Representative Studio Jazz at Lincoln Center



Owner's Representative Studio Jazz at Lincoln Center



Owner's Representative Studio Mamaroneck Public Library



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Jonathan Rose Companies LLC Inclusionary Zoning
Benedict Commons



Jonathan Rose Companies LLC Benedict Commons



Jonathan Rose Companies LLC Benedict Commons





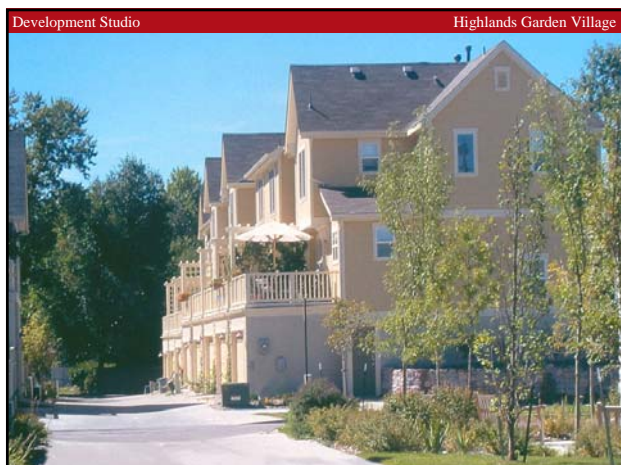
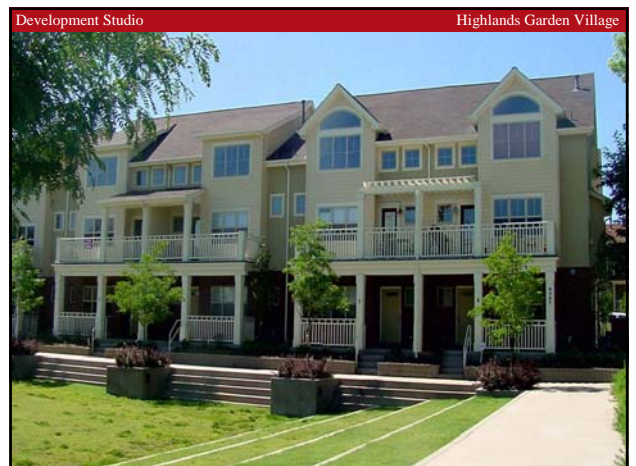
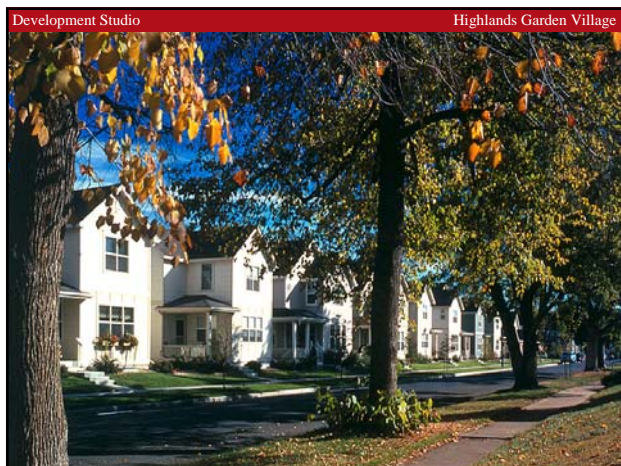
Development Studio

David and Joyce Dinkins Gardens

Client: David and Joyce Dinkins
Location: 1000 1st Avenue, New York, NY 10017
Project: 1000 1st Avenue, New York, NY 10017
Project Type: Residential Development
Project Status: Under Construction
Project Description: A new residential development consisting of a 10-story building with a mix of residential and commercial space. The building will feature a mix of residential units, including studios, one-bedrooms, and two-bedrooms. The building will also feature a mix of commercial space, including retail and office space. The building will be located on a corner lot and will be surrounded by other residential buildings. The building will be designed to be a mix of modern and historic architecture. The building will be designed to be a mix of modern and historic architecture. The building will be designed to be a mix of modern and historic architecture.

Item	Quantity	Unit	Material	Notes
1	100	Sq. Ft.	Concrete	Foundation
2	100	Sq. Ft.	Brick	Exterior Walls
3	100	Sq. Ft.	Steel	Structural Steel
4	100	Sq. Ft.	Wood	Interior Walls
5	100	Sq. Ft.	Paint	Interior Paint
6	100	Sq. Ft.	Roofing	Roofing
7	100	Sq. Ft.	Windows	Windows
8	100	Sq. Ft.	Doors	Doors
9	100	Sq. Ft.	Floors	Floors
10	100	Sq. Ft.	Stairs	Stairs
11	100	Sq. Ft.	Elevators	Elevators
12	100	Sq. Ft.	Plumbing	Plumbing
13	100	Sq. Ft.	Electrical	Electrical
14	100	Sq. Ft.	HVAC	HVAC
15	100	Sq. Ft.	Landscaping	Landscaping
16	100	Sq. Ft.	Site Work	Site Work
17	100	Sq. Ft.	Permitting	Permitting
18	100	Sq. Ft.	Construction	Construction
19	100	Sq. Ft.	Finishing	Finishing
20	100	Sq. Ft.	Inspection	Inspection
21	100	Sq. Ft.	Delivery	Delivery
22	100	Sq. Ft.	Installation	Installation
23	100	Sq. Ft.	Testing	Testing
24	100	Sq. Ft.	Commissioning	Commissioning
25	100	Sq. Ft.	Handover	Handover







View of Southwest Corner



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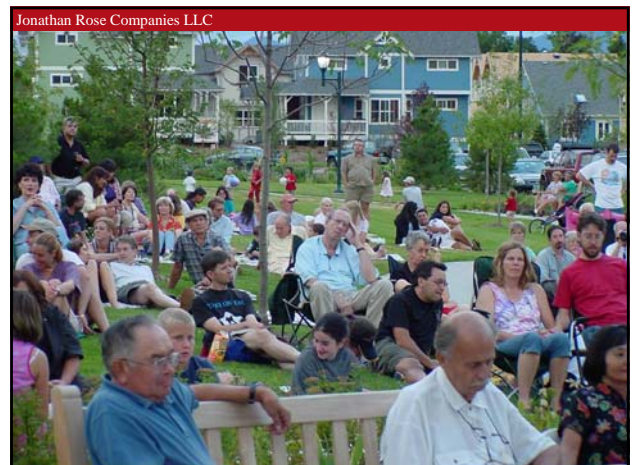
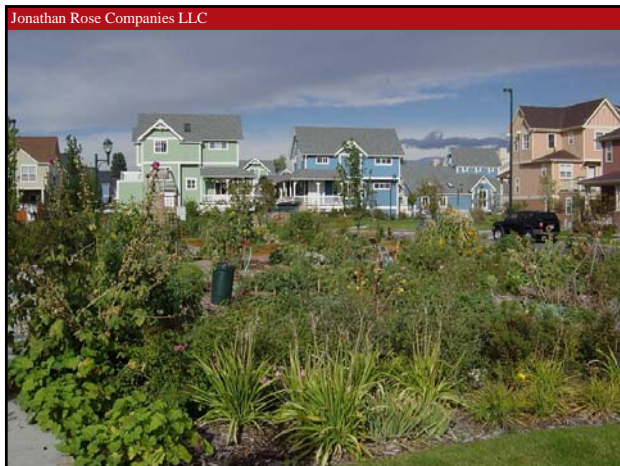
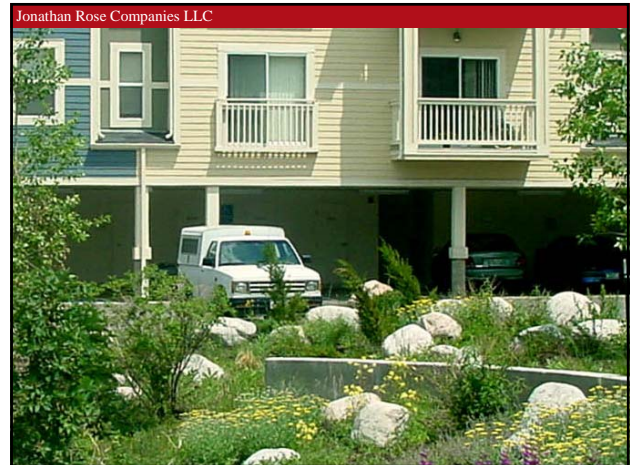
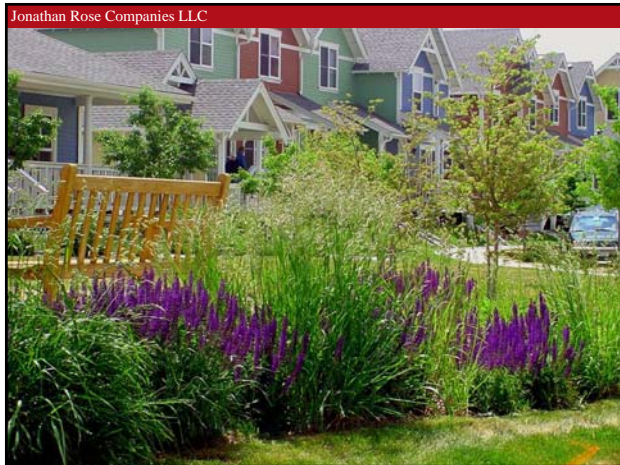


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Acquisitions: Rose Smart Growth Investment Fund I



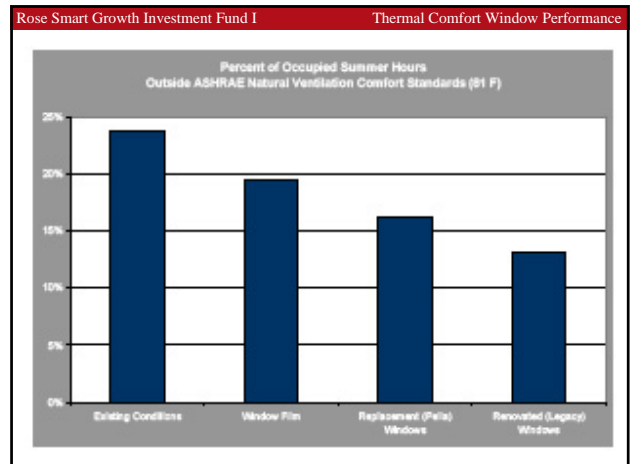
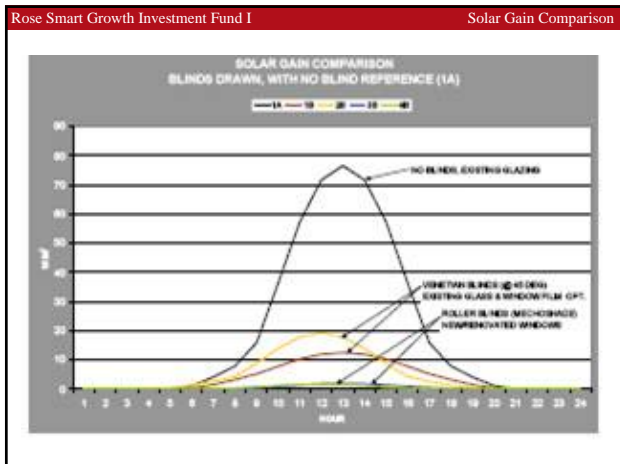
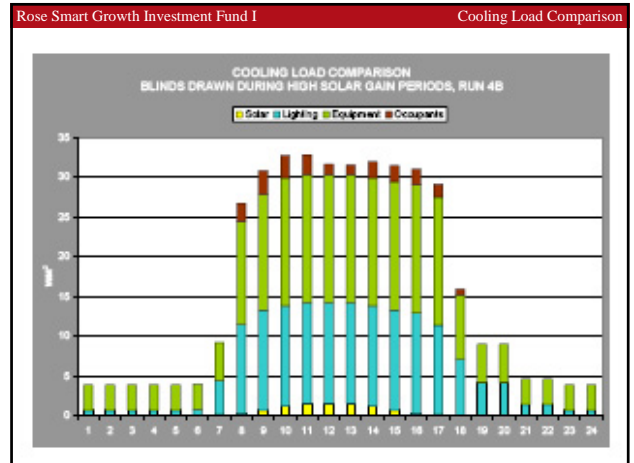
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Rose Smart Growth Investment Fund I

Vance and Sterling Buildings





Rose Smart Growth Investment Fund I

CREATING A GREEN TO PROJECT

Recycle as much as possible from the existing space

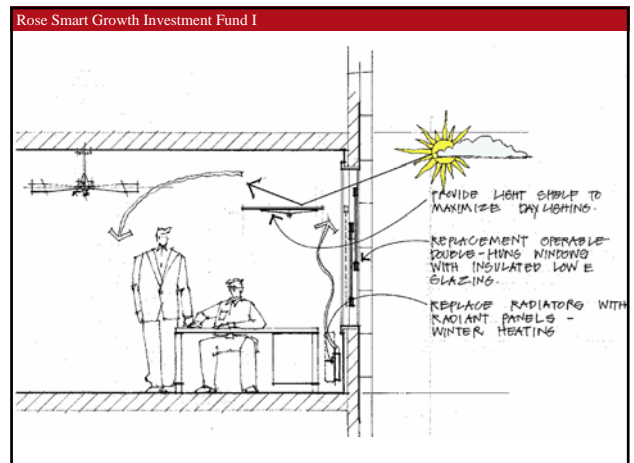
- Before remodeling the office space, take inventory of what can be reused from the existing space
- Recycle carpet through the Carpet Recycle Program (http://carpetrecycle.com/news/2010/02/03_05.shtml)
- Sell or give office furniture to a local furniture warehouse (Dunelm)
- Recycle all wood products
- Recycle all paper products
- Recycle all metal products
- Use low VOC adhesives and sealants
- Use local suppliers when possible
- Use local materials when possible
- Use products with high recycled content

Lighting options

- Workspace Future - Profile, series 12, perforated with curved end cap
- Workspace Future - Barlock, Brushed stainless steel slatted pendant S0507
- Workspace Future - Artemide, Ron Ross 2.5 square system rail down
- Wall wash Future - Insignia, Compact S
- Feature Future - Resolute, David
- Linear cabinet strip light - Alcoa MP series
- All fixtures to use low mercury fluorescent lamps

Cooling solutions

- Tenant standard will be to expose the existing ceiling
- Acoustic ceiling tile to be used only when necessary
- Fan - Blomberg Fan - Cirrus 36" CF 1471
- Fan - Emerson Fan - Monterey CF 770 (60)



Jonathan Rose Companies LLC Tsigo Bugeh Village



Planning Studio West Rock Redevelopment Plan



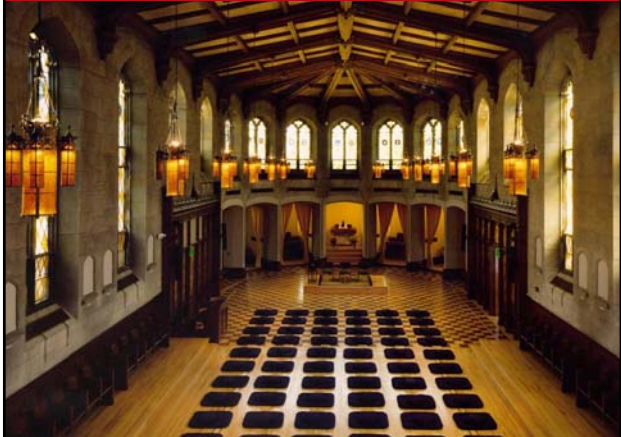
Planning Studio West Rock Redevelopment Plan



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Jonathan Rose Companies LLC Garrison Institute



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EXAMPLE GOVERNANCE CHART				
DAILY	LONG TERM			
	PROJECT MANAGEMENT TEAM	STEERING COMMITTEE	BOARD COMMITTEES	BOARD
ROLES AND RESPONSIBILITIES	The PMT manages the day-to-day business of advancing the project internally with the Legal, Design, Construction, and Operations teams.	The Steering Committee reviews actions taken by the PMT and provides strategic guidance on the project. The steering committee is empowered to make recommendations to the executive committee regarding commitments and strategic decisions.	Board Committees (Executive, Finance, etc) meet as necessary to review major project related commitments and strategic decisions. Board Committees are empowered to make commitments and decisions that are within guidelines established by the board.	The board is responsible for making all major commitments and establishing the strategic direction for the project.
BOARD MEMBERS	Minimum one Board Member	Recommend 2-3 Board Members	As Established	All Members
OWNER'S STAFF	Staff representing Project, Operations and Fundraising	Person(s) responsible for Project	As Appropriate	As Appropriate
OWNER'S REPRESENTATIVE	Project Manager	Owner / Studio Lead, Project Manager	On as needed basis	On as needed basis
LEGAL REPRESENTATIVE (DURING SOME PHASES)	On as needed basis	On as needed basis	On as needed basis	On as needed basis
OPERATIONS CONSULTANT (DURING SOME PHASES)	On as needed basis	On as needed basis	On as needed basis	On as needed basis
OTHER CONSULTANTS (AS APPROPRIATE)	On as needed basis	On as needed basis	On as needed basis	On as needed basis
MEETING SCHEDULE	Weekly	Bi-weekly or Monthly	Monthly	Quarterly
ADDITIONAL MEETING MINUTE DISTRIBUTION	Steering Committee	Board Committees	Board	

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06000	ARCHITECTURE
06100	Architect Selection
06200	Consultants Selection
06300	Design
06310	Documents/Drawings
06320	Specifications
06400	Reports + Surveys
07000	APPROVALS + ENVIRONMENTAL
07100	Consultant Selection
07200	Zoning
07300	Subdivision Approval
07400	Site Plan Approval
07500	Environmental Liability + Brownfields
07600	Environmental Impact
07700	Historic Approvals
07800	Permits
08000	FINANCE
08100	Finance Team Selection
08200	Finance Budgets
08300	Tax Credits
08400	Bond Financing
08500	Development Subsidies + Public Funding
08600	FHLB - AHP Application
08700	Tax Abatement
08800	Loans
08810	Construction Loan
08820	Permanent Loan
08900	Operating Subsidies

